

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0030

Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0101

EXECUTIVE SUMMARY

The application was submitted on 2018 May 04 by Stantec Consulting Ltd on behalf of Wenzel Developments Inc (Shane Communities), Aspen Springs GP Ltd (Slokker Canada West), and SCW Wenzel JV Inc. This application proposes a land use redesignation of approximately 11.48 hectares (28.36 acres) on six contiguous residential acreage parcels in the southwest community of Springbank Hill. The proposed land use redesignation and associated outline plan application allow for the comprehensive development and subdivision of the subject lands where there was traditionally fragmented ownership including:

- residential developments of up to 13.0 metres in height (3 to 4 storeys) where the existing land use districts limits this site to country residential development;
- approximately 8.21 hectares (20.28 acres) allowing for a mix of low and medium density residential building forms comprising of single detached, semi-detached, rowhouse and townhouse buildings (R-G, M-G);
- approximately 1.12 hectares (2.77 acres) of Municipal Reserve (MR) in the form of open space (S-SPR);
- approximately 0.60 hectares (1.47 acres) of Environmental Reserve (ER) in the form of natural areas to be conserved and for the protection of a ravine system (S-UN); and
- approximately 1.55 hectares (3.84 acres) for a regional stormpond facility to serve the broader community and facilitate comprehensive and contiguous development of a complete community (S-CRI).

The proposed redesignation implements the policies of the *Municipal Development Plan* (MDP) and is in keeping with the objectives of the *Springbank Hill Area Structure Plan* (ASP). The associated outline plan application (CPC2020-0031), provides technical rationale to support the proposed land use redesignation.

A development permit application for stripping and grading has been submitted and is currently under review by Administration.

This application is also being considered in concert with a neighbouring land use redesignation, outline plan and road closure application to the north within the Springbank Hill community (CPC2020-0032 and CPC2020-0033) also on this Calgary Planning Commission agenda. This proposal accommodates commercial and residential development comprised of a total of 753 jobs and 226 dwelling units.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 11.48 hectares \pm (28.36 acres \pm) located at 2232, 2334, 2435 and 2436 - 85 Street SW and 8334 and 8484 Mystic Ridge Gate SW (Plan 3056AC, Blocks 23, 22, 20, 19, 17 and 18) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

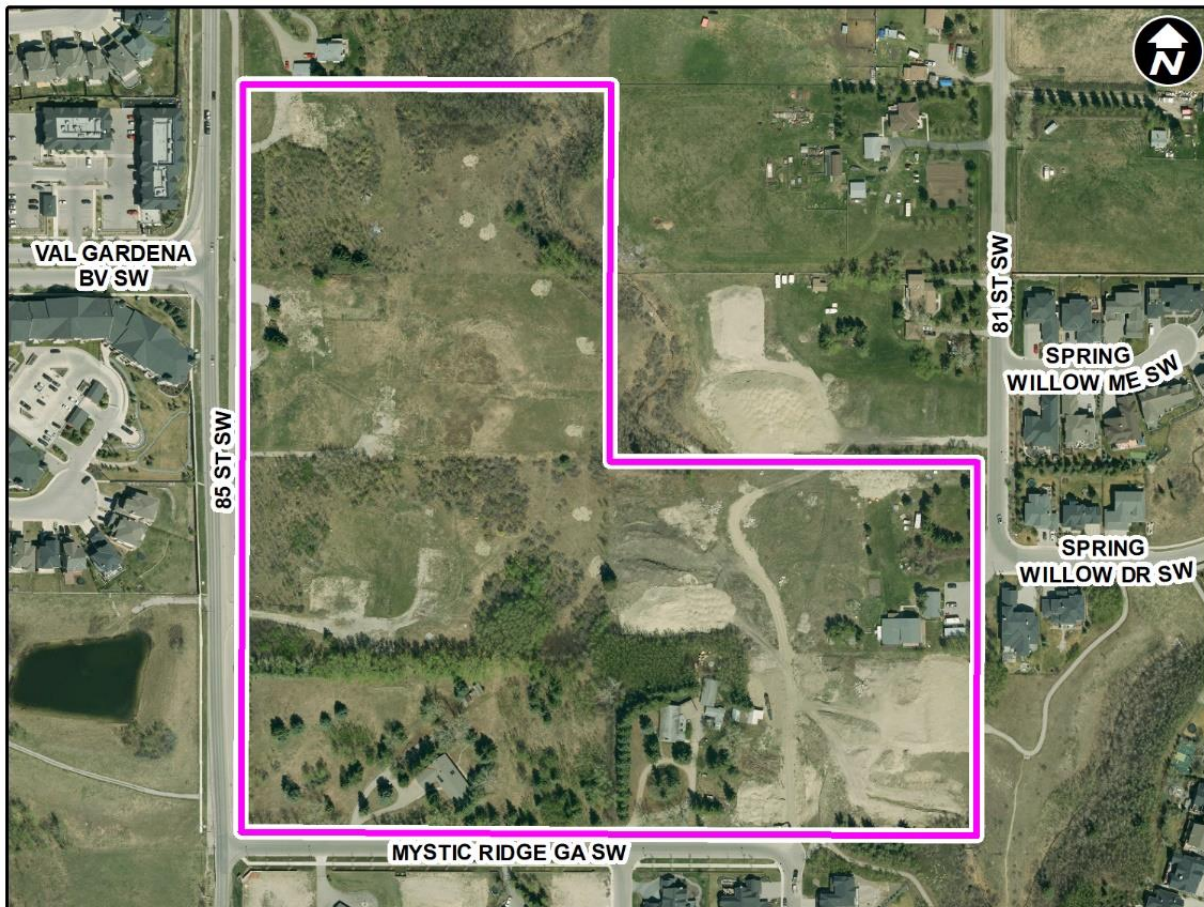
Stantec Consulting Ltd, on behalf of Shane Communities and Slokker Canada West, submitted the subject application along with the associated outline plan (CPC2020-0031) on 2018 May 04 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

A development permit application for stripping and grading to store surplus topsoil on site (DP2018-3262) has been submitted and is currently under review by Administration. There is another land use amendment, outline plan and road closure application (CPC2020-0032 and CPC2020-0033) for consideration also on this Calgary Planning Commission agenda highlighted on the large orthophoto on page 3 of this report.

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Site Context

The subject site is situated in the southwest quadrant of the city. The site is bounded 81 Street SW to the east, Mystic Ridge Gate SW to the south and 85 Street SW to the west. The existing development surrounding the subject site includes a mix of local commercial, multi-residential and single detached dwellings.

The subject site consists of six contiguous residential acreages with existing single detached dwellings on two of the parcels, while the rest remain undeveloped and vacant.

Figure 1 provides peak population statistics for the community of Springbank Hill. As identified in *Figure 1*, the community of Springbank hill reached its peak population in 2018 with 10,052 residents.

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Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,938
Difference in Population (Number)	-2.2%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Springbank Hill Community Profile](#).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The implementation of the ASP's vision is being undertaken within the fragmented ownership structure of Springbank Hill; bearing a wide array of visions amongst many different landowners. Thus, the land use policies of this ASP provide a unifying vision guiding the collaboration of many different visions amongst all stakeholders. This proposal represents one of many applications that help implement the vision of this community's stakeholders; achieving Council's vision for a cohesively planned community.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The subject site is currently designated DC Direct Control District (Bylaw 12Z96) that accommodates country residential development. Its purpose is to maintain the character of the existing rural residential neighbourhood by establishing minimum size of parcels to be created through future subdivisions. The subject site is proposed to be redesignated to various land uses that accommodate urban residential development typologies and building forms. This application (Attachment 2) proposes to redesignate the subject lands from DC Direct Control District (Bylaw 12Z96) to the following districts:

- Residential – Low Density Mixed Housing (R-G) District:
Approximately 7.50 hectares (18.54 acres) are proposed to be redesignated to the R-G District. The purpose of this district is intended to accommodate a wide range of low density residential development in the form of Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings and Single Detached Dwellings to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time.

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- Multi-Residential – At Grade Housing (M-G) District:
An approximate 0.71 hectare (1.74 acre) portion is to be redesignated to the M-G District. The purpose of this district is to accommodate multi-residential development in a variety of forms of low height and low density, designed to provide all units with pedestrian access to grade. The district is also intended to be in close proximity or adjacent to low density residential development and provides for landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels. Densities are to range between 35 to 85 units per hectare on this district, while accommodating buildings up to 13.0 metres (3 to 4 storeys). This area of the subject site is intended to provide for the gradual transition from the mixed-use and multi-residential area to the north, towards the low densities to the south.
- Special Purpose – School, Park and Community Reserve (S-SPR) District:
A portion of the subject site (1.12 hectares or 2.77 acres) is proposed to be redesignated as S-SPR District with a Municipal Reserve (MR) designation. The MR will form a buffer for the intermittent stream, provide for regional and local pathway connections and contribute open space around the proposed stormwater pond. The intermittent stream disappears in the south portion of the site due to the presence of historical fill material, including construction debris, within the ravine. This area is identified as a Policy Review Area in the *Springbank Hill ASP* as at the time of the ASP there was uncertainty about the full development potential of the lands due to the fill. As part of this application, this fill area will be rehabilitated. The MR will meet the 10 percent MR requirement. The design of the MR is to take advantage of its proximity to the proposed stormwater pond which will have a looped pathway system around it. The stormwater pond is a dry pond and there will be the opportunity for an informal play space in the bottom of the pond. The proposed regional pathway will link to the pathway provided as part of LOC2018-0085, continue to the south along the top of the ravine and connect to existing regional pathways to the east and south.
- Special Purpose – City and Regional Infrastructure (S-CRI) District:
The proposed pond (1.55 hectares or 3.82 acres) and all stormwater related infrastructure (i.e. utility lines, outlets, access roads, dam structures, etc.) is proposed to be designated as S-CRI District with a Public Utility Lot (PUL) designation and will serve not just this application, but the broader Study Area. The outfall of the stormwater pond will terminate in the small remaining portion of the intermittent stream in the southeast portion of the subject site. Environmental Reserve (ER) is not proposed for this area due to stormwater pond area requirements.
- Special Purpose – Urban Nature (S-UN) District:
An environmentally significant natural area (0.60 hectares or 1.47 acres) is proposed as S-UN District, to be dedicated as ER. This area will preserve the existing north-south ephemeral drainage/intermittent watercourse and ravine system. Open space is provided to preserve the existing north-south ephemeral drainage, intermittent watercourse and associated ravine. Recent land use and outline plan applications for

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lands to the north and east have already preserved these features within the same network. This application will contribute to a continuous open space system in accordance with the *Springbank Hill ASP*.

The associated outline plan (CPC2020-0031) provides the framework for community and infrastructure build out, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities and built form.

Subdivision Design

The proposed subdivision design (Attachment 3), which comprises approximately 11.68 hectares (28.36 acres), is formed by a single multi-residential parcel, several low-density residential parcels, framed by an internal grid-pattern local street network.

The eastern half of the application area comprises a small pocket of low-density residential development consistent with the existing character and form of development along 81 Street SW. A large regional stormpond that serves all of the developable parcels between this application and 17 Avenue SW is located in the southeast corner of this application area. This is a crucial component of the *Springbank Hill ASP*, allowing for comprehensive development of a complete community rather than small development cells with localised stormwater management facilities.

The west half of the application area includes a single grade-oriented multi-residential development parcel (townhomes) while the remainder will be developed as single detached dwellings.

Density

The corresponding outline plan will accommodate development achieving both the *MDP* and *Springbank Hill ASP* minimum density and intensity targets (population and jobs). This will support future transit and community amenities within the greater community of Springbank Hill. Overall, this proposal will accommodate approximately 170 dwelling units, resulting in an anticipated density of 15.63 units per hectare (uph) for the full outline plan area. The corresponding outline plan falls within the allowable range for both the low density residential and low density contextual residential land use as set out in the *Springbank Hill ASP*, outlined in Table 1 below.

Table 1: Minimum and Anticipated Intensities

Land Typology	Minimum Required Density per ASP (uph)	Maximum Allowable Density per ASP (uph)	Anticipated Density	Minimum Required Intensity per ASP (population and jobs per hectare)	Anticipated Intensity (population and jobs per hectare)
Low Density Contextual	12	20	15.63	-	-
Low Density	20	37	24.2	-	-

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Environmental

A Phase I Environmental Site Assessment (ESA) was submitted and was reviewed by Administration. No concerns were noted, however due to historical construction debris in the ravine, a report documenting the remediation activities will be required to be reviewed by Environmental & Safety Management prior to the affected tentative plan approval.

A Biophysical Impact Assessment (BIA) was prepared by Stantec Consulting Ltd, providing an assessment of existing site conditions. Key findings of the BIA include:

- The application area is located within the Foothills Parkland Natural Subregion and most of the Study Area is successional forest, grassland and shrubland vegetation communities.
- Two watercourses are in the application area including an intermittent stream and an ephemeral drainage.
- The intermittent stream and its adjacent riparian slope in the application area are proposed for retention within ER in the north portion of the site to preserve hydrological connectivity.
- The ephemeral drainage will not be retained as it is of moderate environmental significance.
- ER will not be proposed for the south portion of the intermittent stream adjacent to the proposed stormwater pond due to the stormwater pond area requirements.

A Geotechnical Investigation was submitted that assessed general subsurface soil and groundwater conditions within the site. No significant concerns were identified by Administration.

A Deep Fills Reports will be required to be approved at either the subdivision or development permit stages.

Transportation

The application area is to be accessed from the west by 85 Street SW, from the south by Mystic Ridge Gate SW and from the east by 81 Street SW which connects to the outline plan (LOC2017-0386) also on this Calgary Planning Commission agenda.

Future transit connections (bus routes) will be accommodated along 85 Street SW. Cycling connectivity is provided via a system of off-street multi-use pathways, shared on-street cycling and connections to the regional pathway system. Within and adjacent to the outline plan area, the regional pathway system provides connections from the open space network west of the application area through to 81 Street SW and connections to the ravine and proposed storm pond.

A Transportation Impact Assessment (TIA) was submitted as part of the application and included known and anticipated future developments in the area. The TIA demonstrated the

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future development allowable under the proposed land uses functions within acceptable levels of service within the existing and expanded (future) network.

Utilities and Servicing

Water servicing will be provided through a connection to the water feeder main along 85 Street SW, and an existing connection to the water feeder main along Mystic Ridge Gate SW. The proposed Strathcona Flow Control Station, located at the intersection of 17 Avenue SW and 85 Street SW, must be in place before any utilities are operational or any construction permissions are granted. The Strathcona Flow Control Station is City funded infrastructure and is scheduled to be completed by Q2 2020.

A Regional Sanitary Servicing Study was provided by Pasquini & Associates and Urban Systems that includes all areas subject to the *Springbank Hill ASP*. This study identified downstream constraints. There are two regional options available to remove these constraints. The first option requires a developer/applicant funded extension, connecting to existing services along 85 Street SW and 81 Street SW. The second option is for the City to front-end a pilot project to upgrade the existing downstream sanitary mains to increase their capacity to accommodate the full build-out of the Springbank Hill study area. Some parcels may be allowed to proceed without upgrades, but will be required to provide securities, proportional to the parcel's associated flow rate, and developable area.

The subject site is within the approved Springbank Hill Master Drainage Plan (MDP) completed by Stantec in 2017. Ultimately, stormwater is to be managed in concert with the Springbank Hill Staged Master Drainage Plan. A regional storm pond within the plan area will support the west catchment of *Springbank Hill ASP* area.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners, the Springbank Hill Community Association (SHCA) and the application was advertised online. A total of nine letters from five adjacent landowners were received, along with a letter from the SHCA (Attachment 4). A summary of the perceived concerns includes:

- density;
- traffic;
- lack of adequate drainage in the area;
- request for playgrounds, ball diamonds or tennis courts in the community;
- negative health impacts associated with reduced green space in the community;
- proposed regional pathway alignment and lack of connectivity; and
- not wanting development to proceed until all of the servicing issues have been resolved.

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is compatible with respect to the surrounding neighbourhood and City policy.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

[Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP) identifies the subject lands as Residential – Developing – Future Greenfield. The MDP provides guidance for the development of new communities through the policies of the ASP. The proposal meets the following MDP objectives (Section 3.6.2):

- providing a diversity of housing types;
- providing parks located throughout the community in walkable proximity to all residences; and
- creating an inter-connected, multi-modal street network.

Springbank Hill Area Structure Plan (Statutory – 2017)

The [Springbank Hill Area Structure Plan](#) (ASP) provides direction with detailed policies for future development of this community. The subject site comprises areas subject to the low density and low density contextual land use policies. The ASP also identifies portions of the site subject to an Environmental Open Space (EOS) Study Area. The proposal is in keeping with the objectives of the ASP.

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Social, Environmental, Economic (External)

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed outline plan does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no known risks associated with this application.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation accommodates future comprehensive development as envisioned in the *Springbank Hill Area Structure Plan* and as encouraged by policies of the *Municipal Development Plan*. Further, the proposal achieves a more efficient use of land and infrastructure, on multiple parcels where there was traditionally fragmented ownership, by accommodating a modest increase of density in residential districts surrounding a regional stormwater management facility and adjoining an enhanced trail network.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Land Use District Map
3. Proposed Outline Plan
4. Community Association Letter